



THE LOCATION

Holme on Spalding Moor has a growing selection of facilities including several shops and public houses together with a Bank, Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network.

THE PROPERTY

This well presented semi detached house has been extended at the rear by the current owners to provide a well proportioned larger than average three bedroom family home. Standing in an enviable position on Old Road and close to an array of local amenities the accommodation briefly comprises: entrance hall, dining room, sitting room, conservatory, understairs cloakroom, dining kitchen. To the first floor there is a landing with three bedrooms and good sized bathroom. Outside there is a lawn area to the front with access via the driveway to a detached garage and enclosed lawn with patio to the rear. Viewing essential to appreciate.



ACCOMMODATION COMPRISES

ENTRANCE HALL 13'0" x 7'3" (3.95m x 2.20m)

Stairs leading to the first floor, radiator, telephone point, under stairs cloakroom.

UNDERSTAIRS CLOAKROOM 4'5" x 3'3" (1.35m x 0.98m)

Featuring a two piece suite comprising low flush wc and wall handbasin, part tiled walls, extractor fan.

DINING ROOM 13'0" x 11'11" (3.97m x 3.64m)

Wood burning stove with tiled hearth, brick inset and wood surround, wall light points x 2, radiator.

SITTING ROOM 13'0" x 11'11" (3.97m x 3.64m)

Laminate floor, radiator, wall light points x 2, television point, coal effect gas fire with marble hearth and inset and wood surround, French Door leading to conservatory.

CONSERVATORY 10'8" x 8'9" (3.26m x 2.67m)

Laminate floor, electric wall heater.

DINING KITCHEN 19'9" x 7'3" (6.03m x 2.20m)

Fitted with a range of wall and base units with complimentary worksurface incorporating sink with drainer and mixer tap, plumbing for washing machine, plumbing for dishwasher, space for oven with extractor hood over, part tiled walls.

TO THE FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE 13'1" x 12'0" (3.98m x 3.67m)

Radiator.

BEDROOM TWO 13'0" x 11'11" (3.97m x 3.63m)

Radiator, fitted cupboards to both alcoves one housing the hot water cylinder,

BEDROOM THREE 8'8" x 7'3" (2.63m x 2.20m)

Radiator.

BATHROOM 16'3" x 8'8" (4.96m x 2.65m)

Featuring a four piece suite comprising low flush wc, pedestal handbasin, panelled bath, shower cubicle, extractor fan, fitted cupboard housing wall mounted gas fired central heating boiler, part tiled walls, radiator x 2.

TO THE OUTSIDE

The property has gated access to the front with gravelled driveway leading to a single detached garage as well as a well maintained lawn. At the rear there is an attractive enclosed garden with lawn bordered with a variety of shrubs, plants and trees.



DETACHED GARAGE

With up and over door, power, light and side access door.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

LOCAL AUTHORITY

East Riding of Yorkshire Band C

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be

made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

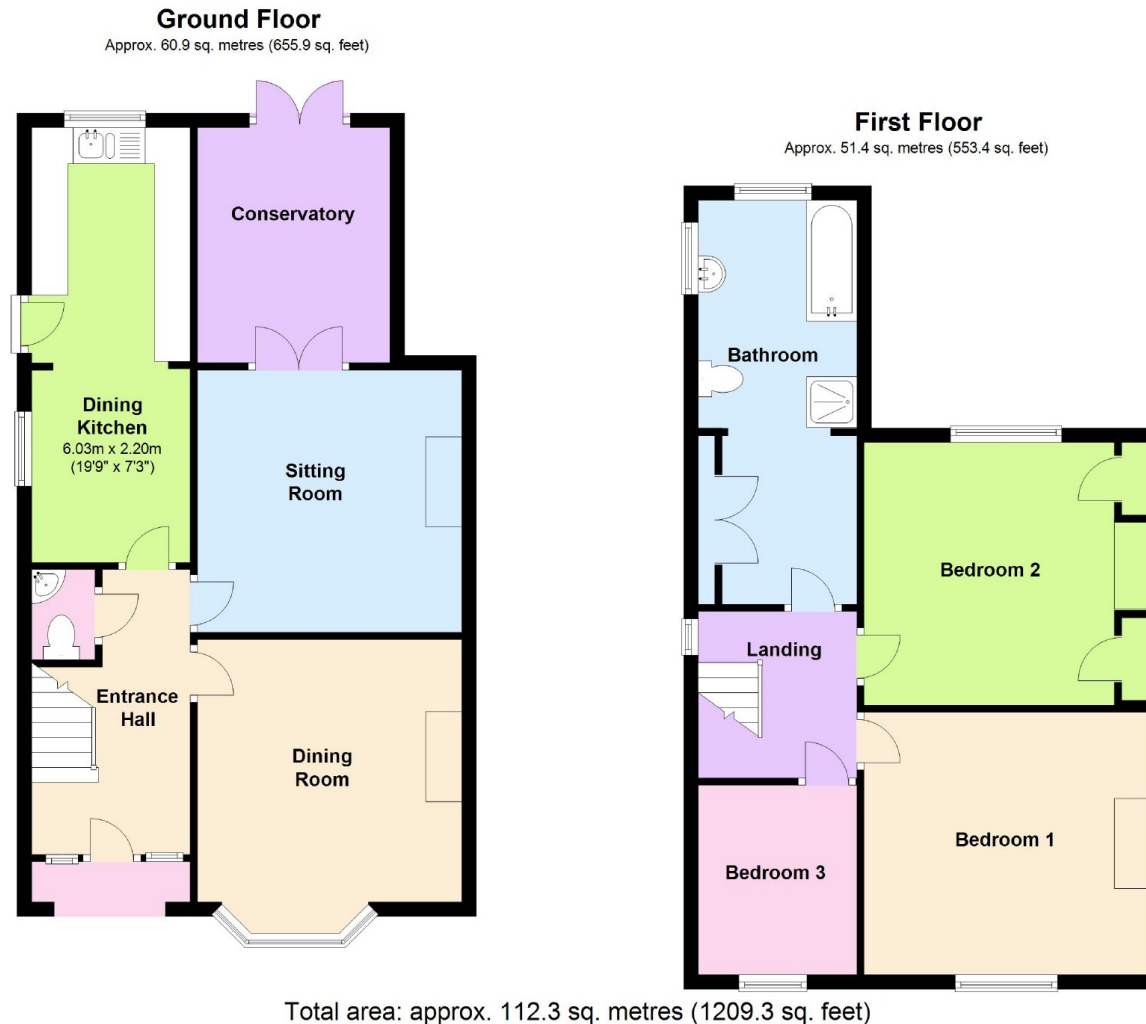
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Floor Plan

This plan is for illustrative purposes only



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